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49 Dutton Court, Station Approach Cheadle Hulme SK8 5BF Asking Price £137,000

A Second Floor, One Double Bedroom Retirement Apartment in the centre of Cheadle Hulme Village (for the over 70's) NO ONWARD CHAIN.

Built eleven years ago, this modern second floor Retirement Apartment comes to the market for the very first time.

It lies within a development which offers facilities required for modern day living. The property offers: Entrance Hall, Large Lounge, Fitted Modern Kitchen, One Double Bedroom, Shower Room/WC.

Cheadle Hulme Village provides a train station giving access to Stockport, Manchester, Macclesfield and Wilmslow. Within the village are both Waitrose and Asda. Slightly further afield are the larger super stores: John Lewis, Sainsbury's, Marks and Spencer's, Tesco etc.

Age 70+

Available with NO ONWARD CHAIN.

- · One Double Bedroom
- · Electric Heating
- · PVCU Double Glazing
- · Lift within Building
- · Residents Lounge/Restaurant
- · Retirement for over 70s
- · NO ONWARD CHAIN

Communal Hallway

With lift and staircase giving access to all floors

Hallwav

24 Hour Tunstall emergency response pull chord. Apartment security door entry system with intercom. Store cupboard.

Lounge

25'09 x 11'01 decreasing to 7' French door with Juliet balcony.

Kitchen

max 8'05 x 7'07

Fully fitted kitchen comprising: Built-in waist height oven, ceramic hob with

integrated fridge, freezer and under pelmet lighting. Tiled floor and partial wall tiling.

Bedroom

21'04 x 9'07 decreasing to 5'09

Built in wardrobe, TV point and telephone point

Shower Room/WC

9'06 decreasing to 5'08 x 8'07

Wall tiles, fitted suite comprising, walk-in shower and separate paneled bath, low level WC, vanity unit with sink and mirror above.

Communal gardens and Car Parking

Landscaped mature gardens available to the residents along with car parking, however this we believe is subject to acquiring a permit.

Leasehold Information

Lease Length: 125 years from Jan 2012

Ground rent: £435 per annum

Ground rent review date: Jan 2027

Managed by: Your Life Management Services

Service Charg

£8,860.98 per annum (for financial year end 31st March 2025) which includes the following:

- · Cleaning of communal windows
- Water rates for communal areas and apartments
- · Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- · Upkeep of gardens and grounds
- · Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- · Buildings insurance

One hour of domestic support per week is included in the service charge.

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact Main and Main.

Tenure: Leasehold Council Tax: SMBC C



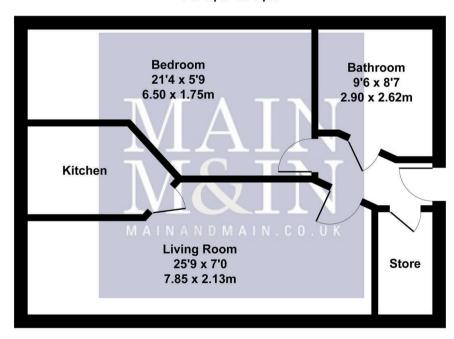






Dutton Court

Approximate Gross Internal Area 649 sq ft - 60 sq m

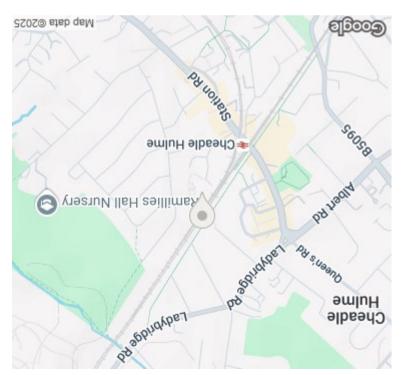


Not to Scale. Produced by The Plan Portal 2024 For Illustrative Purposes Only.

To view this property call Main & Main on 0161 437 1338



















viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to

working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate. NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their and is subject to terms and conditions.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

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